

Mayor & Council

From: Madeline Kowalchuk
Sent: October 1, 2025 2:13 PM
To: Kevin Mann
Cc: Mayor & Council
Subject: RE: 72 Ave Corridor

2025 OCT 25 9:26 AM

TYPE: REFERS to 8.1
DEPT: DEV
A.T.#: 149381
Comments: Regular council
Oct-6/25

Good Afternoon Kevin,

A genda
FILE # 3030-20

Thanks for taking my call this afternoon to discuss the 72 Ave Pre-Zoning and your property at 11299 72 Ave. As discussed, we are looking at consolidation of lots along the 72 Ave Corridor for larger comprehensive townhouse development at this time and the adjacent lots to this property are a unique circumstance which may be difficult to consolidate.

Your property is designated under the Official Community Plan as Mixed Residential which would permit townhomes, but has not been included in the pre-zoning as a result of the properties to the west and the potential townhouse development we reviewed for this pre-zoning initiative.

If you have any additional questions, please do not hesitate to reach out to me!

Thank you,



Madeline Kowalchuk
Acting Senior Planner | City of Delta
Office: 604-952-3814
Email: mkowalchuk@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the s̓cawáw̓an (Tsawwassen), x̓məθk̓əyəm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Kevin Mann s.22(1) Personal and Confidential
Sent: September 29, 2025 1:09 PM
To: Mayor & Council <Mayor-Council@delta.ca>
Subject: RE: 72 Ave Corridor

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

My home address: 6335 bruce street, Vancouver BC V5P 3M8

Sent from my Mobile

----- Original message -----

From: Mayor & Council <Mayor-Council@delta.ca>

Date: 2025-09-29 12:58 p.m. (GMT-08:00)

To: Kevin Mann s.22(1) Personal and Confidential

Subject: RE: 72 Ave Corridor

Good afternoon,

Thank you for submitting your comments. As per section 20.1 of the City of Delta's Procedure By-law, please provide your home address so that your correspondence may be processed and provided to Council.

Sincerely,
Meghan



Office of the City Clerk

City of Delta

Office: 604-952-3220

Email: cityclerk@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the sc̓aw̓aθ̓ən (Tsawwassen), x̓məθk̓w̓əy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together

From: Kevin Mann s.22(1) Personal and Confidential

Sent: September 29, 2025 9:45 AM

To: Mayor & Council <Mayor-Council@delta.ca>

Subject: 72 Ave Corridor

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I dont understand why my property 11299 72 Ave would be left out of the proposal. The first four lots on 113th St and 112A St should be considered in the proposal.

Address: 11299 72 Ave

Kevin Mann

s.22(1) Personal and Confidential

Sent from my Mobile

Mayor & Council

From: HARM KALKAT s.22(1) Personal and Confidential
Sent: October 1, 2025 10:09 PM
To: Mayor & Council
Cc: hkalkat@rocketmail.com
Subject: File No. LU009876(Bylaw No. 8533)

2025 OCT 25 9:25AM

TYPE: REFERS TO # 8.1
DEPT: DEV
A.T.#: 149398
Comments: Regular Council
OCT-6/25

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Hi, Honourable Mayor & City of Delta Council Members, in regards to 72 avenue corridor zone changes from current RS zones to new Townhouse Residential 2 (TH-2) Zone I have concerns regarding financial & other hardship this change can bring to property owners in future. What if a current home built under RS zoning gets destroyed by fire, flood or other disaster, natural or otherwise than what if at that point & time does City of Delta will let that property owner rebuild its home under new zoning of TH-2 especially if there is no developer or buyer is willing to buy that property ; for example in case of this is the only property available for sale in that particular block while other property owners are not interested in selling then no developer will be interested in buying at a fair market value if they are interested at all in buying. In that case this change will create a serious financial hardship on the property owner since under new changed zoning of TH-2 they are not allowed to build a Residential Single family home, duplex or a foreplex as it is possible under current RS zoning . Therefore right solution to future growth will be to adopt a zoning that allows not only Townhomes but also to include detached & attached row homes & duplexes as well as for plexes as well. Please do consider this seriously before making any zoning changes.

Regards.

Harminder Kalkat, Harbhajan Kalkat, Malkeet Kalkat.

11507 72 avenue Delta B.C. V4E 1Y9

A genda
FILE # 3030-20